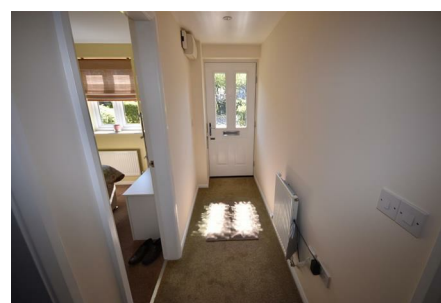


## Kinross Road, Sleaford, NG34 8GF



Asking Price £125,000 Leasehold



Welcome to this charming purpose-built flat located on Kinross Road in the delightful development called Greylees just outside of Sleaford. This well-maintained property, constructed in 2006, offers a comfortable living space of 624 square feet, making it an ideal choice for individuals or small families seeking a modern home.

The flat features a welcoming reception room, perfect for relaxation or entertaining guests. With two spacious bedrooms, there is ample room for rest and privacy. The property is designed to provide a harmonious living experience, combining functionality with contemporary style. It is UPVC double glazed with gas central heating with radiators to all rooms with an EPC Rating of: TBA and Council Tax Band: A

One of the standout features of this flat is the allocated parking space, ensuring convenience for residents. Additionally, the beautifully maintained communal gardens, complete with a charming bandstand, offer a serene outdoor space for leisurely strolls or social gatherings with neighbours.

Situated in a popular estate, this property benefits from its proximity to local amenities. A delightful restaurant is just a five-minute walk away, providing a wonderful dining option for those evenings when you prefer to eat out.

This flat on Kinross Road presents an excellent opportunity for anyone looking to settle in a vibrant community with easy access to essential services and leisure activities. Don't miss the chance to make this lovely property your new home.

## Location Location Location

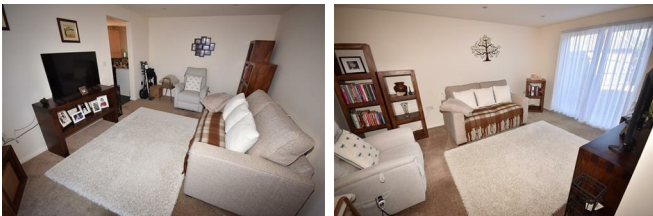
Greylees is located off the A17 between Sleaford and Wilsford as is a popular residential area to live with communal grounds featuring a band-stand around the corner, it now has a lovely restaurant called "The Chapel" with-in walking distance and there is Golf Club opposite the main Balmoral Drive entrance.

## Hall 13'0" x 3'6"



The property is entered through an upper glazed composite door with portico over. It is carpeted with spot lighting, consumer unit and a door bell re-sounder.

## Living Room 0'10" x 18'0"



UPVC patio doors to rear garden, carpeted flooring and spot lighting and TV points in two different corners.

## Kitchen/Diner 14'4" x 15'0"



Window to front and side elevations, a range of wall and base units with laminate worktops and one and half bowl stainless steel sink with mixer tap, vinyl flooring, tiled splash-backs, plumbing for washing machine plus one extra appliance under the worktops,, space for a tall fridge freezer, electric oven, gas hob and extractor hood, wall mounted boiler in kitchen cupboard and programmable room thermostat on the wall.

## Bedroom 1 12'6" x 9'9"



Window to rear, two double wardrobes, carpeted flooring and spot lighting.

## Bedroom 2 8'9" x 9'9"



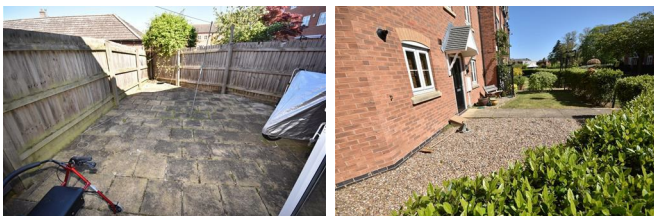
Window to front, two double wardrobes, carpeted flooring and spot lighting.

## Bathroom 8'0" x 5'7"



Window to rear with frosted glass, vinyl flooring, paneled bath with mixer shower over and double curtain, close coupled toilet, pedestal sink, extractor fan and spot lighting.

## Outside



The front has a section of gravel one side of the path and lawn the other side with some hedges bordering the public footpath.  
The rear is low maintenance being laid to paving slabs with a side gate for bin access.

## Ground Rent and Service Charges

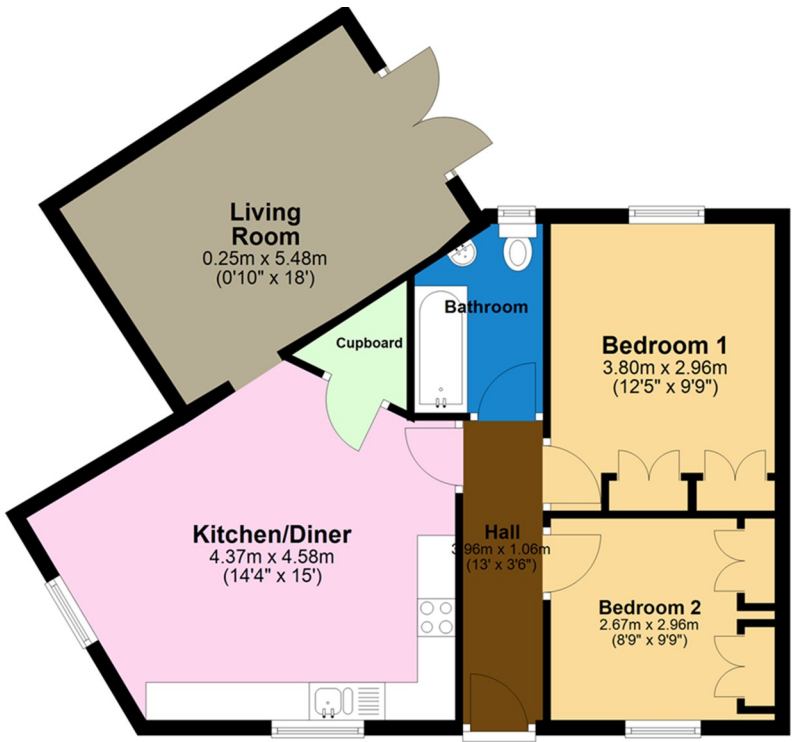
The Lease is the remainder of 999 years with a Ground Rent of £120 per year payable every 6 months at £60. The annual service charge runs from 1st January and is payable to Encore Estate Management Ltd and this is currently £1030.00 per annum and does include buildings insurance.

## Disclaimer 1

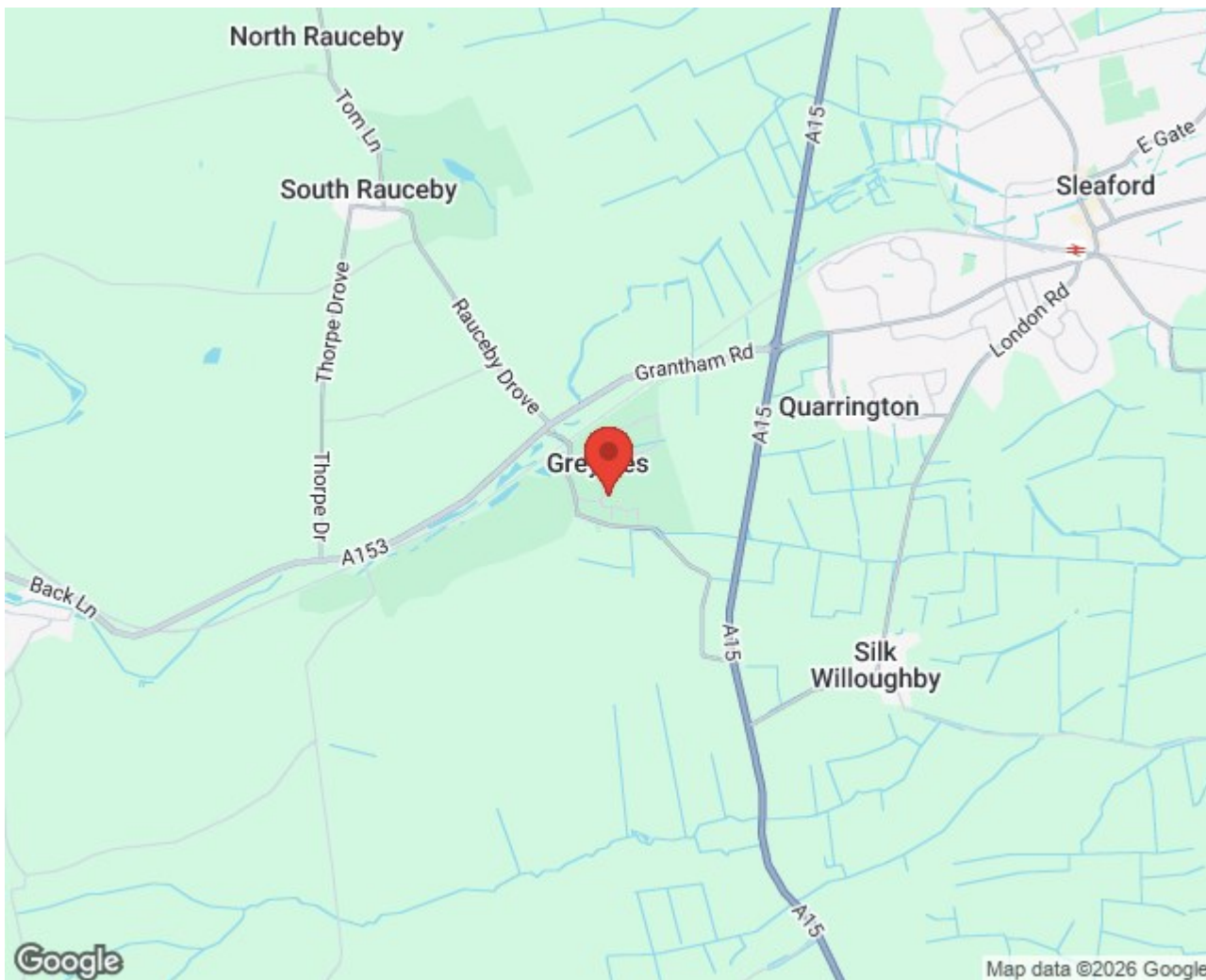
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER BELVOIR NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

## Financial Services

Financial Services - As part of our continued commitment to providing the best advice to all of our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau are regulated by the financial ombudsman and operate on an independent basis within our premises at 71 Northgate, Sleaford, NG34 7BS.



Total area: approx 65.3 sq. metres (702.7 sq. feet)



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	